

Section 4. Design Guidelines and Patternbook

Guidelines for Construction and Rehabilitation

a Patternbook for B Village, Hopewell, Virginia



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WHAT IS A PATTERNBOOK?

A “Patternbook” is a guide to ensure that future development within a community is carried out in a way that preserves and enhances the best elements of an area’s overall character. Such a guide usually documents the overall architectural styles, landscape elements and urban forms of a place at the level of a neighborhood or a small community. Graphics and pictures illustrate the range of existing styles and forms and provide examples of good and bad development plans.

This Patternbook will prove useful to many in the community, particularly homeowners and developers. Developers refer to the Patternbook as they build infill housing or plan neighborhood revitalizations. Individual property owners can use the Patternbook to plan small, visible repairs to architectural details of their homes and buildings.

HOW TO USE THIS PATTERNBOOK

The first section of this document outlines the physical context of the “B Village” area. Well-planned projects must visually and functionally fit within a community’s built environment, and Section II offers a snapshot of the range of specific architectural styles and details of homes in the original B Village.

Section III offers guidelines and ideas for improving residential properties and ensuring that these improvements enhance the existing character of the surroundings. Building repair and modification guidelines discuss a range of work from smaller architectural details to larger additions that will increase the size of existing homes. New construction guidelines build on the details of the previous section to steer new construction efforts or infill of structures into vacant areas. Large-area/multi-unit redevelopment guidelines are aimed primarily at developers of large tracts of land, whether vacant land or built areas that will be redeveloped through a combination of demolition or reconstruction of buildings in the area. Landscape elements are discussed separately to apply to residential properties. Each section builds on the previous section, and elements discussed in the first sections will also apply to Section C’s larger projects.

Finally, several pages are dedicated to providing ideas to guide redevelopment in B Village’s commercial areas. There is a separate section for older, “Main Street” style buildings built in the late 1800s or early 1900s, primarily with some ideas for preserving and modifying these buildings and adding complementary infill structures of similar scale and style. Another section focuses on newer “suburban-style” commercial buildings built from the 1950s forward. Ideas are provided for both modifying those buildings that cannot be replaced, as well as redeveloping areas of such commercial use to return these areas to a scale more compatible with the rest of B Village.

I. HOPEWELL AND “B VILLAGE” - A GENERAL OVERVIEW

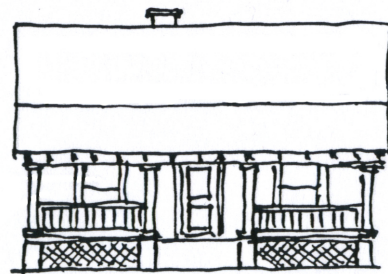
While the City of Hopewell traces its roots to the earliest years of Colonial America, even adopting its name from that of a colonial-era English ship, the “B Village” area was largely developed in response to the need for worker housing around Hopewell’s large factories in the 1930s¹. The oldest of B Village’s houses are from this time period and are relatively small, placed on small lots in close proximity to one another. Commercial areas on primary streets adjacent to the residential areas once served the commercial needs of local residents. Boxy modern apartment and housing complexes from the 1950s and 1960s sit at the neighborhood’s fringe that deviate sharply from the overall neighborhood style. The street layout surrounding these newer areas also fits uncomfortably with the original neighborhood’s orderly street arrangement, resembling contorted and haphazard appendages at the edges of the neighborhood. Many of the older homes of the B Village area have been partially rehabilitated over the years with new siding, replacement windows, enclosed front porches, added decks and even some new rooms attached to the original frame of the house. In the commercial areas along the primary roads, many of the remaining older “Main Street” style buildings have undergone similar repairs over the years. In some cases, particularly in commercial areas along major thoroughfares, structures have been demolished and replaced with newer structures of the 1950s and 1970s and forward. Many of these newer buildings sharply differ from the architectural style, scale, materials and setback distance of the surrounding older buildings. In some places the transition between modern commercial buildings and adjacent residential spaces is abrupt.

B Village is fortunate that much of the area’s historic urban fabric is intact. By using this Patternbook to guide both future repairs to existing structures and future property development in the area, B Village will improve on its original character and update the neighborhood for existing residents as well as for potential new residents seeking to live in the Hopewell area.

II. BUILDING STYLES IN B VILLAGE

A. Residential

The one-story Cottage style home is the most common B Village house style. Characteristics of the Cottage include a vertical orientation and distinct porch roof. Cottages are usually built with clapboard siding, but occasionally brick or stone is employed. While many Cottages will borrow from other architectural styles, few in the B Village area are elaborately detailed. The true beauty of the standard Cottage in B Village lies in its simplicity.



Typical B Village Cottage

There are a few great examples of the Bungalow style in B Village. The Bungalow is a long low house with a predominant roof, and both the house form and the roof form are horizontally

¹ *In Their Own Words: DuPont Employee Villages.* (n.d.) Retrieved April 20, 2007, from <http://www.wm.edu/anthropology/hopewell/duPontvillage.php>

oriented. The front porch is typically covered by the main hip roof. A one to one-and-one-half story structure, the Bungalow is sometimes covered in shingles, shakes of natural colors or even stucco. Most Bungalows in B Village, however, currently use clapboard siding. A large gable, facilitating the use of the second floor, is present on many B Village Bungalows.



Typical B Village Bungalow



NeoColonial square form

One final residential style only occasionally found in the B Village area is the small square form with Neocolonial features. The typical house is usually one-story or one-and-one-half story, and some of the houses exhibit eclectic influences of other architectural styles. The overriding feature of these homes is their simple, functional nature. Most have a small stoop in lieu of a porch.

B. Commercial

There are really two types of commercial form in the B Village area. The first is what remains of the “Main Street”-style buildings. These are the old commercial buildings constructed in the early 1900s that housed small businesses on the ground floor, often with living spaces or offices above. Of the buildings that remain, most were built in a modest, functional design style and were not meant to stand out sharply. The buildings are plain, mostly one- and two-story and do not attempt to dominate other buildings on the street. These buildings were built with a differentiation between the ground floor and the upper floor. The ground floor usually boasted larger windows for displaying products to passersby, while the upper floor usually had smaller windows, visually subordinate to those of the ground floor.

The second type of commercial building is the newer commercial structure built from the 1950s forward. These structures are highly varied in architectural style, reflecting the rapidly changing architectural tastes from the 1950s to the 1990s. More suburban in nature, these buildings combined the smaller lots to accommodate larger, free-standing buildings for a grocery or large office with ample surrounding open space for off-street parking for customers and clients.

A number of structures that were previously residential units have been modified to house offices or some other commercial use. For the purposes of this Patternbook, structures previously used for residential purposes should follow the architectural guidelines developed for residential structures, with some interpretation of standards to accommodate a reorganization of domestic space to commercial or service functions and increased foot traffic and parking requirements of the new commercial function.

III. RESIDENTIAL MODIFICATION GUIDELINES

A majority of the original B Village homes are very simple structures with few architectural details. Modifications to these structures over the years have in many cases strayed from their basic appearance. Still, much of the beauty of these homes lies in the original simplicity and minimalism of the architecture. Today, where these homes are in sound structural condition, a homeowner can do many things to preserve the home and add architectural interest rather than raze the house for a new construction. Using these guidelines to make basic decisions about an improvement project will help ensure that the work fits well within the existing fabric of the neighborhood and strengthens the area's character.

A. Building Modification

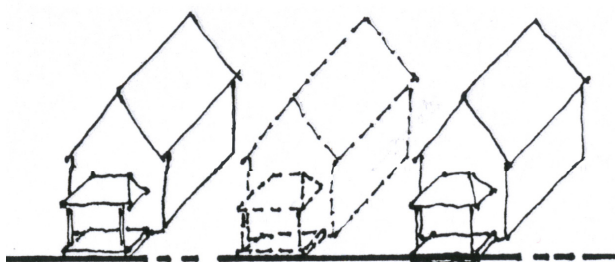
Whether you are considering modifying your home by adding on to it, expanding the attic space, or simply repairing and replacing an architectural component, it is important to carefully consider and balance the following elements so that B Village will be a neighborhood that retains a measure of historical charm, yet with modern houses appropriate to contemporary families' lifestyles.

1. Setbacks

The distance between the outer wall of each side of a home and the property line is called the setback. Viewed from the street, the degree of uniformity of setbacks along a street, and how far from the street edge that setback is located, may have the greatest impact on an urban area's character, as seen in the images below. Much of the intimate scale seen throughout B Village is largely due to homes being set close to the road and close to each other.

Property owners must ensure that any planned addition or expansion to a home will meet the following criteria:

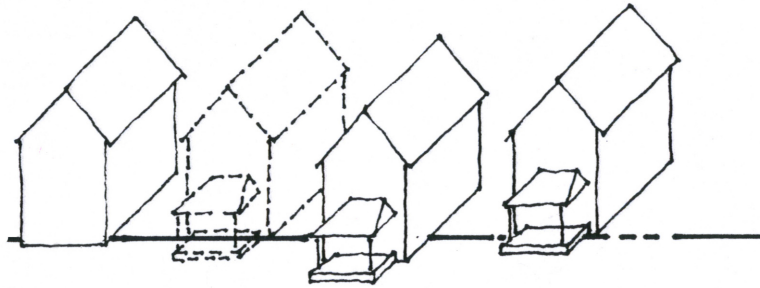
- When adding a room or porch to the front of a house, the front of the house should remain in alignment with the adjacent houses. A house's front façade should align with the façades of homes on either side, and the porch front should also align with adjacent porch fronts. Where there is no common alignment of the porch or façades of homes, the modified



Maintain existing setbacks when building or adding onto a house.



Common setbacks create an attractive uniform look from the street.

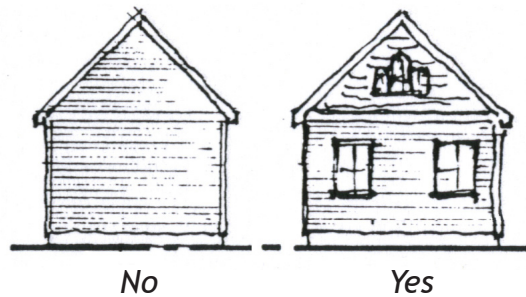


In the absence of a common setback line, use the average setback of the adjacent houses.

home should align with the predominant setback line of homes along the street.

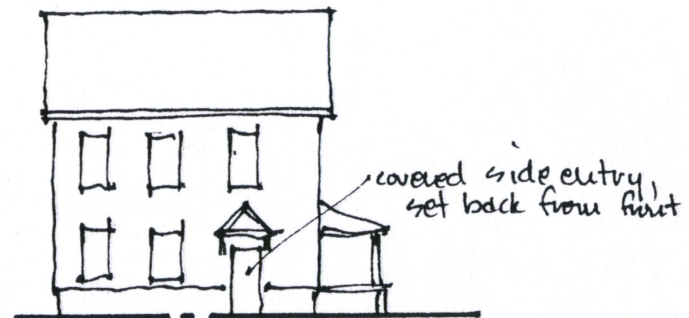
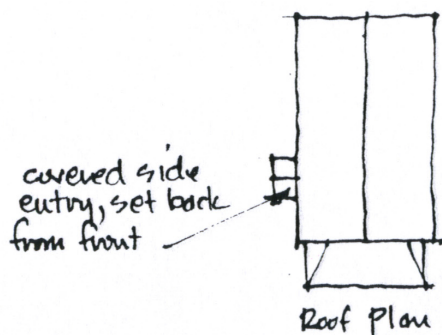
2. Side and Rear Elevations

While the front elevation is the most important façade of a home, the side and rear elevations cannot be ignored in the design process. Side and rear elevations should never be blank, but should be visually enhanced by windows and architectural details.



- Materials, trim and architectural details of both the side and rear elevations should be similar to those of the front elevation.
- Side entries should be covered and placed toward the rear of the side elevation, distant from the front elevation. Rear entries should also provide at least a small cover, not only for visual interest, but also for protection from inclement weather as one pauses to unlock and open the door.

No façade should be devoid of architectural details



3. Front Porch

On both Bungalow and Cottage style houses, the front porch is often the most important architectural element, serving many visual and social functions. The porch announces the front entry of a home and has traditionally been the

space where families would gather at the end of the day to relax and speak to passing neighbors. Despite contemporary changes in our social habits, the front porch remains a strong part B Village's architectural character. For homes that lack a front porch, the addition of a porch is an opportunity to easily add a striking architectural element that will improve the home's appearance and value. Still, the style and detailing of all front porches should complement, but not necessarily replicate, the historical B Village front porch.

- The front porch should not be enclosed to increase the interior space of a home. An enclosed front porch destroys a home's visual integrity, removes the strong announcement of entry, and makes the home appear cold and uninviting.



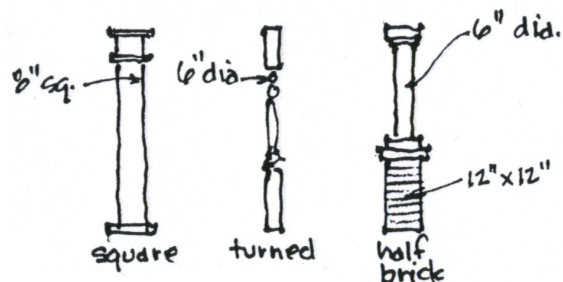
The front porch should not be enclosed, as it has been on this house.

- The height of a porch should be similar to that of porches on adjacent houses.
- Pressure treated wood should not be exposed to view anywhere on the porch unless it has been properly prepared, primed, and painted.



Adjacent houses should have a similar porch height

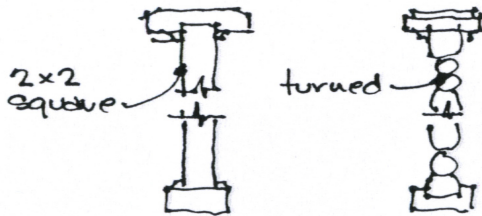
- Various column styles are used on porches throughout the neighborhood. A simple way to add visual interest to a home is to replace utilitarian 4x4 columns with ones that are more creatively designed. Column styles used for B Village homes should be inspired by, but not limited to, styles used on other similar homes. Be careful, however, that new columns are not so ostentatious as to be out of character with the rest of a simply-styled house. All traditionally wooden parts of a column should be of



Square columns are best for cottage style homes. Turned and half brick columns are suited to bungalows.

painted wood, never of aluminum or fiberglass. Wrought iron columns are inappropriate for the bungalow or cottage style house.

- Porch rails of painted wood are preferred, and the height and spacing of the rails should meet minimum code standards. While many styles of balusters are used throughout B Village, balusters, like columns, should be inspired by those of houses of similar style. Lattice or wrought iron railings, as well as railings with pickets that bypass the bottom rail, are not appropriate for a porch railing.



Square balusters are appropriate for all house styles, while turned balusters should be used only on bungalows.



Railings with pickets that bypass the bottom rail, as above, should not be used on B Village homes.

- Porch railings should not close off the front stairs of an historic house, even where a second set of stairs is added at the side of the porch. Because the front porch is the most important element of the front of a house, care should be taken not to modify its original stairway or to store things on it, as it will detract from the beauty of the home and mar the appeal of the general neighborhood.
- On most older B Village homes, the steps leading to the front porch are concrete, with low flanking brick walls on either side. The primary steps to new or modified front porches should be of similar design. Painted wood stairs are acceptable for secondary stairs at the side of the porch.

4. Front Door

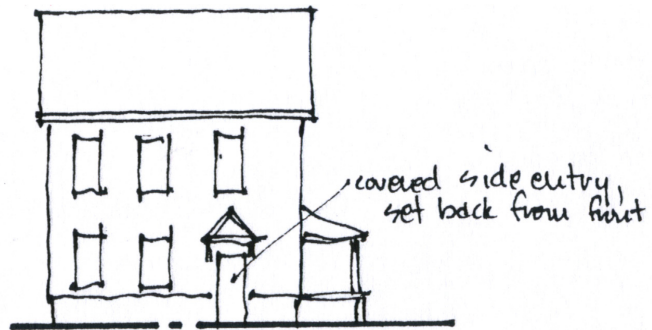
The front door is the gateway to a home's private space, greeting friends and visitors and introducing the character of the home to the neighborhood. All other elements at the front of a house, from the gate at the sidewalk to the walkway, stairs and porch, should embrace a visitor and visually direct them to the door. B Village homes should strive to re-create this front entry impression.

While a few homes in B Village were built with doors boasting sidelights and transoms, most are simple and more utilitarian in nature. Houses may use more elegantly impressive doors to add interest to the front of the house, but the door should harmonize with the rest of the visible front of the house. Fortunately, many economical wood and metal insulated doors are now available that reflect the style of the older doors.

- The house's primary door should be located on the front elevation, covered by a porch or, in a few cases, a small overhang covering the stoop. In these

cases, the small overhang can be an opportunity to add character to the façade. In all cases, it should be visibly clear that the front entrance is the main entrance, and changes to the interior floor plan should attempt to preserve this.

- Secondary entrances are best located on the side and rear. Rear and side entrances should be covered and detailing should be similar to that of the front porch but scaled down to an appropriate size.



- Historically, B Village houses had simple wood panel doors, usually with no glass. While such doors are not inappropriate, there is a range of traditionally-styled modern doors that offer more visual interest. Doors with rectilinear patterning of glass or wood paneling are best suited to these homes. While all elements of the front yard and the front façade should lead one's eye to the front door, the door should not be so pretentious as to overwhelm the front view. Excessively ornate glass in the door, sidelights and transom is inappropriate, as are stark modern door styles.

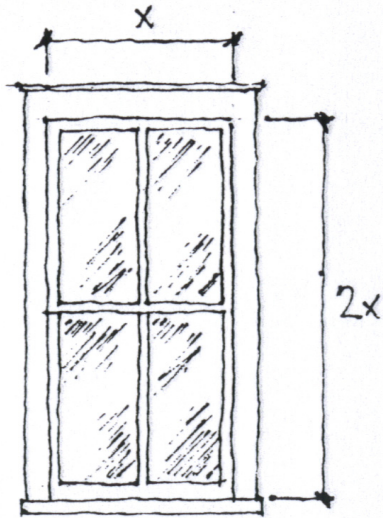


A number of front doors are appropriate for B Village homes. The first three are examples of appropriate doors for B Village homes. The last door shown above is too ostentatious for B Village houses.

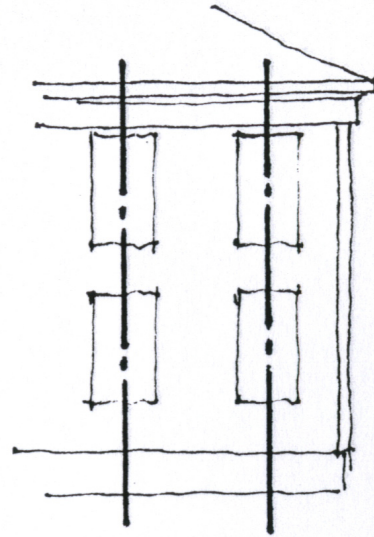
5. Windows

At the time most B Village homes were built, windows primarily served to let in daylight and fresh air and were typically larger than many of the mass-produced windows used on today's homes. Most were simple rectangular windows and home additions should use windows of a traditional size matching that of windows on the existing body of the house.

- Except for dormers, windows should be proportioned to be approximately twice as tall as they are wide. On standard houses, all windows on the same floor should be the same height, with the bathroom window being the exception. Widths for windows on the same floor may vary by as much as 6".



Windows should be twice as tall as they are wide. Bathroom windows are the exception.



First and second floor windows should align vertically.

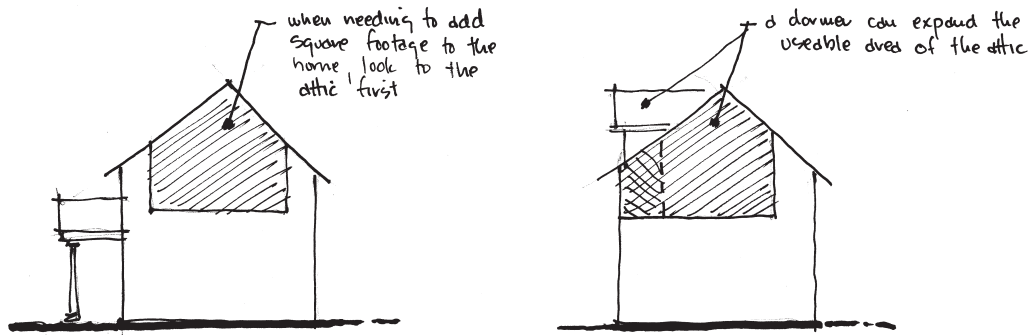
- For two-story homes, second floor windows should be aligned vertically with the first floor windows. This includes dormer windows, though the central hipped dormers on a few bungalows may not align with an asymmetrical first floor arrangement.
- For two-story homes, the width of a second floor window should be the same as the first floor window with which it aligns vertically. Dormer windows may take on a different width.
- Windows should be double hung wood or vinyl clad wood units. Aluminum or metal units are discouraged, but should also be double hung units if used. Awning, sliding, Palladian, and arched window units are not typical of the original B Village and should be avoided. Bay windows and casement windows should be used sparingly and carefully in a manner that provides architectural interest and complements the style of the house.
- Storm windows or insulated glass windows in approved styles are recommended for energy efficiency.

6. Roof

The pitch of roofs found on most of the homes in B Village is important to the historic character of the area. Roof slopes on the older homes have a moderately steep pitch, never a shallow or flat slope. Dormer windows

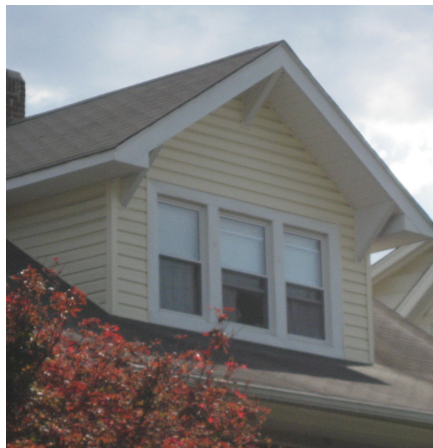
provide light, space, and ventilation in the attic or upper levels of the home and provide visual interest on an otherwise large roof plane.

Expanding the interior size of a home by claiming attic space and employing dormer windows for light and ventilation is a great way to expand the interior size of a home without significantly increasing the home's visual bulk. Where altered, the roof should retain a slope similar to that of other houses of like style in the area.



Expand the interior size of a home by adding dormers to the roofline, making the attic space usable.

- Where the large steep roof slope is facing the street, adding dormer windows should be considered. Traditionally, B Village homes employed either a standard hipped, shed or a standard gabled dormer. While a bungalow style house should add a hipped dormer window in keeping with the bungalow style, other house styles may consider adding an exciting “showcase” dormer that may be a larger and well-designed interpretation of a traditional dormer. Very large dormers should only be located on the main body of the house, at the rear or the side only, and not on an addition that is subordinated to the main body and visible to the street.



Left to right: Shed dormer, typical of Cottages. Gable dormer, typical of Cottages and various other styles. Hipped dormer, typical of the Bungalow style.

7. Exterior Building Materials

The careful use of exterior building materials on a house will develop the character desired by the builder or can reflect the character of a particular house style. Many of the building materials used on homes at the time B Village was developed are fairly accurately reproduced in more easily maintained materials today. Changes to the exterior of the home and the exterior of any additions to a home should closely replicate the exterior style of older, similar homes in the area.

- While painted wood siding is preferable on non-brick homes, aluminum, vinyl or hardboard siding can be visually appealing and accurate for the architecture. Vertical siding and T1-11 siding are not appropriate in B Village.
- Traditional wood-sided homes have a vertical corner trim at all outside corners and future homes should mirror this pattern.
- A few of the older homes in B Village are constructed of brick, making brick an acceptable material for new homes constructed in a style similar to older brick homes in the area. Exposed concrete block is not acceptable as a visible exterior material.
- Exterior door and window casing on wood-sided houses should not be a brick moulding configuration, but a flat surface. The exposed jamb faces should be a minimum 3½" exposure. The head face should be a 5½" exposure, although a 3½" exposure will be accepted. Houses with vinyl siding should also maintain these trim widths.
- Foundation materials should reflect that of surrounding historic homes. Brick and concrete are the most common materials used in B Village.

8. Exterior Color

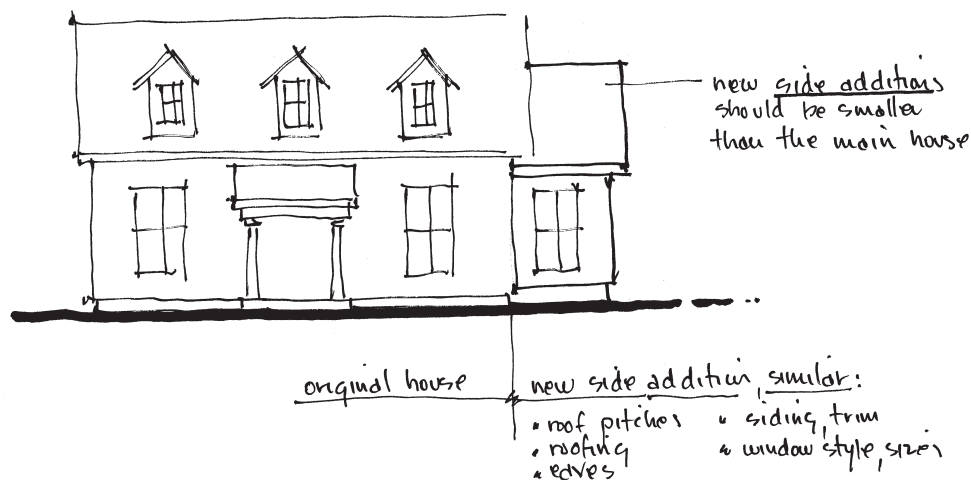
While selecting exterior house colors can be a very personal decision, B Village homes were originally painted a range of colors, from all white to much deeper hues. Still, it is important to select colors that blend well with the best color schemes of nearby homes in the area. Louder, showier colors can be used to spice up a house but these must be used very carefully and only with professional guidance to avoid an expensive mistake that makes the home unappealingly pretentious.

- Siding colors are best chosen from a small range of light to medium colors, though some houses are painted in deeper hues of blue, gray or green. Bright and pastel colors are not historically appropriate in B Village.
- Trim colors usually match the siding but may also be of a slightly darker or lighter hue. Strikingly contrasting colors such as electric blue or green trim on white siding should be avoided.
- Accent colors draw attention to specific architectural details or serve to contrast an otherwise neutral color scheme. While accent colors should be used carefully, some common places for them include shutters, front doors, and railings (but not columns or balusters). Accent color should be used sparingly, if at all, to avoid becoming overwhelmingly conspicuous.

9. Additions

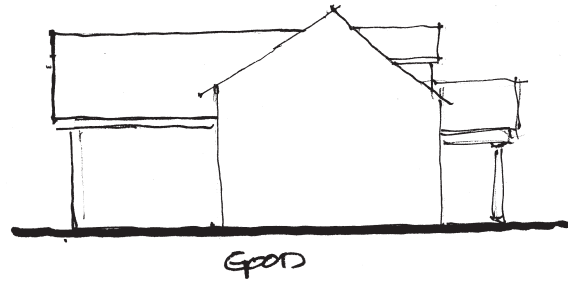
A well-integrated addition to one's house can be attractive and add tremendous value to the property. While it may not be necessary for an addition to be a strict reflection of the architecture of the home's time period, it should complement the house in style, size, and shape.

- Property owners should first consider creative ways of increasing the size of their original home without augmenting the visual impact of the home. As discussed above, attic space can be reclaimed as living space with dormer windows. Space may be added to a bathroom by extending the bathroom outward, which can add visual interest to the side of a home if designed with the exterior view in mind. While additions to a home should match the original architectural style of the house, any addition should be visually subordinated to the original structure of the house. Side additions should be set back from the front façade. Expansions to the side of the house should not increase the width of the house beyond the average width of other homes on the block. Side additions and expansions should be visually subordinated to the front façade, perhaps by having a lower roofline and a front that is set back from the house's front façade.

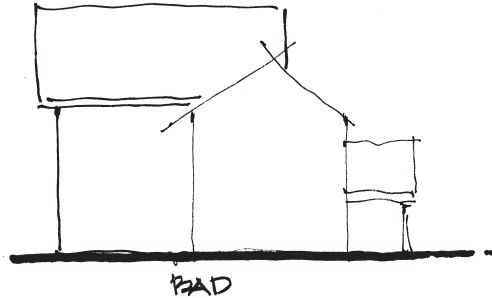


A side addition should be similar in style and subordinated to the main part of the house.

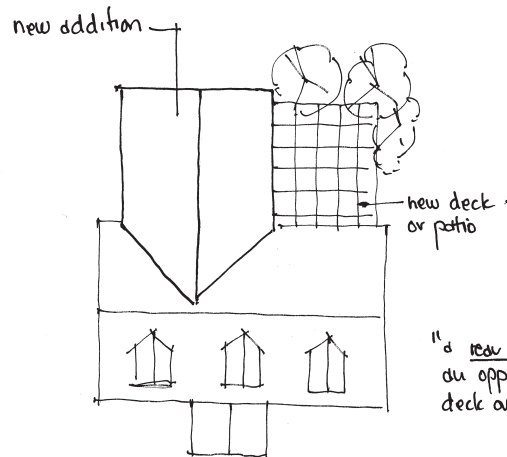
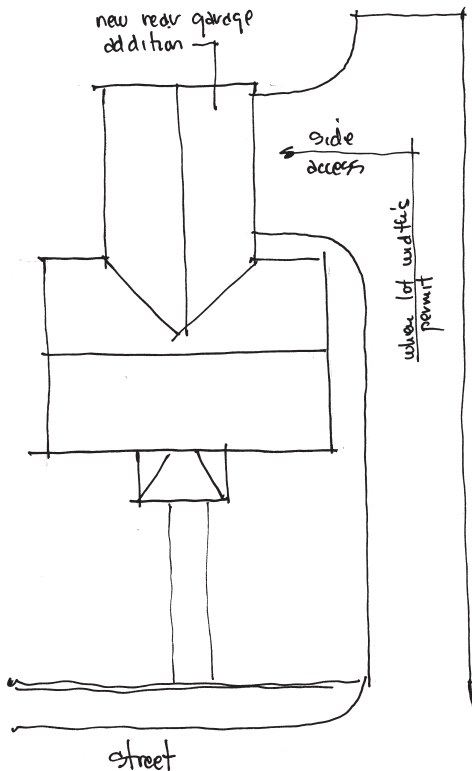
- Additions to a house should always be subordinated to the main body of the house. An addition to a one-story house that is visible to the street should also be one story in height. Similarly, an addition to a two-story house that is visible to the street should be two stories in height or lower. No visible addition should be higher than the main body of the existing house.
- Any addition should be constructed using similar exterior materials, roofing, and roof slope to that of the original house. Windows and exterior doors and detailing of the addition should complement that of the original house.



new additions should not be taller than the original house



- Again, front porches should never be enclosed to add interior space to a home.
- Decks and patios installed along the side elevation should be situated toward the rear of the side elevation. Both side and rear decks or patios should be screened from view from the street, as by landscaping, wooden fence, or other architectural feature that blends with the neighborhood style.

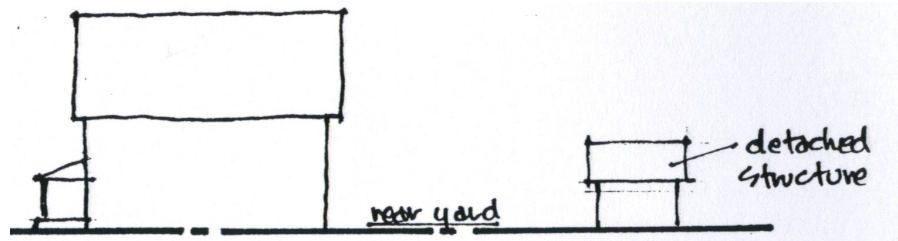


"a new addition can provide an opportunity for a new deck or patio."

10. Accessory structures

Accessory structures are usually utilitarian in nature, as with a garage or a storage building. Placed at the rear of the property, such buildings are not easily seen from the street. Consideration should be given to their placement relative to their effect on activities in the backyard and to the relationship with the activity they support. When visible from the street, accessory structures have a significant visual impact and it is important that the appearance of the structure be planned carefully.

- Garages and storage buildings should be located at the rear of the property to minimize their view from the street. If visible to the street, their location should not detract from the street view of the house, and they should be similar to the main house in detail and materials. Where existing outbuildings are not similar in style and materials to the main house, they should be screened by landscaping or attractive privacy fencing.
- The size and scale of the new structure should be secondary to that of the main house.



- Where an alley is available, garages should be positioned to allow access from the alley.

B. New Construction

All new constructions must fit comfortably and appropriately into the B Village context or its visual impact on the neighborhood will not be positive. The architectural details discussed above in Section B are applicable to new constructions as well, and the builder of new homes should also comply with the above guidelines. This section will discuss additional issues to be considered for new home constructions.



The house on the right is a poor choice for infill, as it does not resemble the other houses in style or scale.

1. Setbacks

As mentioned previously, continuing the line set by existing setbacks of houses and buildings in the area is important to maintaining the visual integrity of a street. Even where zoning regulations allow new constructions to be set much farther back from or closer to the street than surrounding homes, the visual setback line should be respected in new construction.

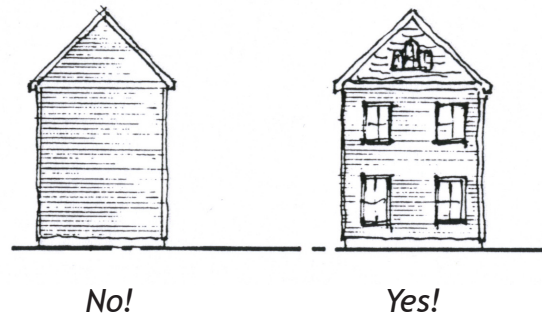
- An infill house on vacant land between existing houses should align with the adjacent houses. This includes aligning both the front façade and the porch face.
- If the setbacks of adjacent houses are irregular, establish an average setback line for the infill house.
- Where no houses are nearby, use the nearest house to establish the setback.

2. Building Elevations

The building elevation displays the architectural style and establishes its relationship to the adjacent homes and buildings, making a new construction either a good fit or a bad fit in the neighborhood. No matter how successful the house's interior layout, its exterior elevation contributes to the neighborhood in terms of style, height and width.

The front elevation is the primary concern when designing the infill house, but the side and rear elevations are also important and cannot be ignored for their contribution to the house's overall appearance.

- Where an infill house is located adjacent to a vacant lot or on a corner lot where the side elevation will be very visible, special consideration should be given to the exterior design of the exposed side. Detailing similar to that of the front should be employed, but the front will remain the dominant façade of the house.
- The rear elevation of a house should not be blank and devoid of windows or architectural detailing.



3. Building Width and Height

- Visually appropriate infill houses will carefully consider and blend with the overall style, height, roof pitch, porch detail, and other architectural characteristics of the houses in the neighborhood. While the older styles do not need to be directly mimicked, the design of a new home should take its primary architectural cues from the best of the existing surrounding neighborhood.
- The height of a building should approximate that of nearby houses (one story or two stories). Where the adjacent homes are of varied height, the infill

house should maintain some continuity of height by relating more closely to the immediately adjacent homes. Where surrounded by one-story homes, a two-story house where the second floor is tucked under a roofline with dormer windows will fit more comfortably than a taller two-floor frame with roof above.

- The width of an infill house is even more important than the house's height. The front elevation of an infill house should not be significantly wider than that of surrounding houses. A wide new home will visually dwarf surrounding smaller homes with its massive bulk. The infill house should not vary from the average width of adjacent houses by more than 10%.



Infill houses should approximate the height of adjacent existing houses.

- Structures that will combine units together for duplex and multi-family layouts should be designed to have independent façades to avoid the appearance of one inappropriately wide unit and to add visual interest to the façade.
- The roof slope of infill houses should match that of surrounding houses. Where the roof slope varies on older homes, the roof slope should fit within the range of slopes found on other homes in the area. Shallow or flat roofs are not appropriate.
- The first floor level of an infill house or building should be similar to that of adjacent houses.



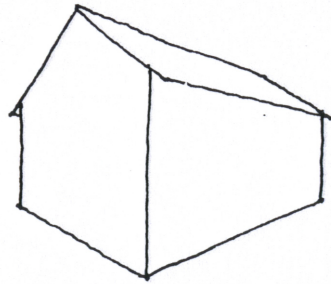
The level of an infill house's first floor should approximate that of adjacent houses.

4. Front Porch

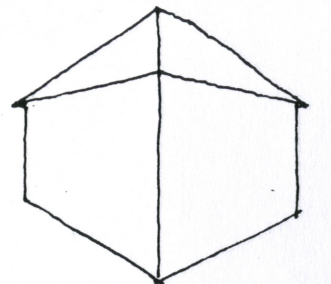
Many new constructions are built without front porches or without porches that are of an adequate width to be truly functional. Because front porches clearly announce a home's entry point and impart friendliness to the public, new constructions should always feature a front porch that approximates the width of the front façade. The porch should also be deep enough from front to back to allow for a person to walk past two or three chairs comfortably.

5. Roof

The predominant roof styles in B Village homes are the gabled roof on the cottage style and the hipped roof on bungalow style homes.

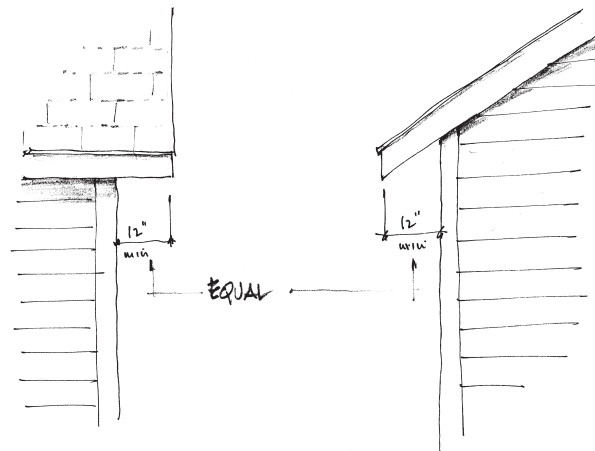


Gabled Roof



Hipped Roof

- The roof should always be in proportion to the house. Its vertical height from the underside of the eave to the ridge of the roof should not exceed the floor-to-eave height of the house and should not be less than $\frac{2}{3}$ of the floor-to-floor height.
- Attic venting should be limited to continuous ridge vents and gable vents. If turbine vents are used, they should be located on the rear side of the roof, not visible from the street.
- Roof eaves (overhangs) should be similar in depth to adjacent houses but should never be less than 12", as shown above.



C. Large Area/Multi-Unit Redevelopment

The items mentioned Sections A, B, and C above are important details to be considered in projects of all sizes. But developments that will cover large areas of land or that will undertake rehabilitation of a number of homes or buildings will have additional macro-scale factors to consider prior to detailing individual buildings and houses according to guidelines above. Below are some

steps to be taken at the outset of project design to ensure the larger urban form is maintained and enhances the existing character.

1. Concentrate redevelopment for greater impact

Focusing redevelopment in one concentrated area at a time will make the improvements more striking and immediately noticeable than improving single properties scattered throughout the neighborhood. Redevelopment will optimally focus on one street, a few contiguous blocks, or adjacent lots at once so that the visual impact of the improvements will more immediately impact adjacent property values and generate excitement for potential homebuyers and existing homeowners in the surrounding area.

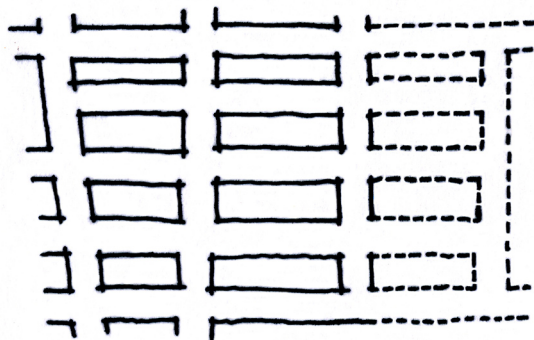
Where lots are consolidated to facilitate construction of larger homes, working in a large contiguous area at once will again increase the visual impact of the work and avoid leaving one or two larger homes in the middle of a number of much smaller existing homes.

2. Scale new buildings to visually fit with existing buildings

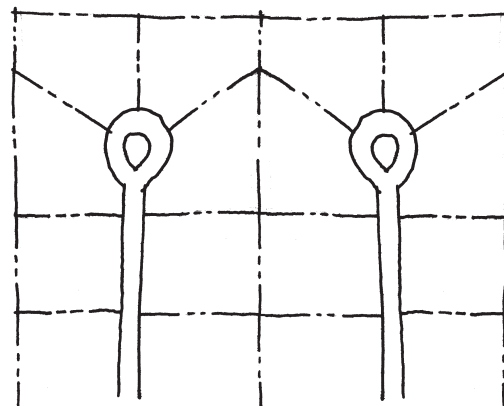
Because most existing homes in B Village are relatively small, new houses should not be designed to appear massive. A number of design techniques can be used to diminish the visual scale of a new home. Such techniques may include using a low roof with dormers for a second floor, building a new home that is longer front to back but of a width similar to surrounding homes, and designing the front porch to diminish the size of the front façade.

3. Continue existing street patterns

Where new development will extend roads through an area or where existing streets will be re-patterned to better allow for new construction, the pattern set by surrounding streets should be continued to the extent that topography and proposed use for the site allow. Most of B Village is laid out in a grid and this pattern should be continued. Where Byrd Street begins to form a circle, the circular pattern should be completed. To facilitate traffic and pedestrian circulation, new streets should align with existing streets and cul-de-sacs should be avoided.



An existing street pattern should be continued in future developments



Cul-de-sacs deter free traffic and pedestrian circulation - avoid using them in new developments.

4. Encourage pedestrian and bicycle traffic

Pedestrian traffic and alternative transportation should be encouraged in project design. The site layout of a new project should provide not only for vehicular circulation, but also pedestrian and bicycle circulation by incorporating sidewalks, bike lanes and walking trails into the design. Connections of these elements to existing adjacent neighborhoods should also be carefully planned.

D. Landscape Elements

Trees, shrubs and grass in urban areas serve an important visual function by softening urban areas that are largely covered by pavement. In an urban area, the yards of residential areas are the city's green space. The yard buffers a home from adjacent homes and offers a small area for outdoor recreation for children. Because the yard and landscape surrounding a house is really an extension of the home signaling the tastes of the homeowner, the yard should be as well designed and maintained as the rest of the house.

- Well-chosen and maintained landscaping at the front and sides of the house will significantly increase its visual appeal, especially if the architecture lacks strong details. Where exterior walls have large blank spaces, an attractive espalier will break up the void. Planted window boxes can add year-round color to the front of a house and low-growing shrubs can screen the home's foundation.
- Planting trees and shrubbery throughout the yard is encouraged, and the use of native plant species and low-maintenance plants is highly recommended. When selecting and locating trees and shrubs, choose plants of an appropriate height for the space they are to be planted. Trees should not grow into power lines, and shrubs and trees should not be located where they will obscure the front porch or where roots may damage the foundation of the house.
- The front yard should feature a walkway leading the eye directly to the front porch and ultimately the front door. Such a walkway is an inviting element that also serves to protect a lawn from foot traffic. A concrete walk is acceptable, but a walk of pavers or brick will be more attractive and interesting.
- The use of permeable pavers for driveways and parking areas is strongly encouraged to allow more rainwater to infiltrate into the ground, relieving some of the pressure on stormwater management systems during rain. The front yard should remain grass.
- Front yard fencing is appropriate but well-maintained wood picket fencing is the recommended style for B Village. Chain link fences and privacy fences are unattractive and inappropriate for the front yard - they should be located behind the front wall of the house. A low hedge or shrubs as a front yard buffer are a great substitute for fencing. Privacy fencing for the rear yard is preferred, but chain link fencing is permissible if it is not readily visible from the street. Split log fences do not suit the urban context.
- Garages and carports are allowed in the rear yard or in the side yard behind the front façade of the house.

- Narrow lots should consider the use of a shared driveway serving two adjacent properties. The shared drive would run along the property line, leading to rear garages. The two properties may even consider sharing a single garage structure at the end of the drive.

Fences, hedges and their location in the yard:

Allowable front yard fences:

	Picket to three feet six inches (3'6")
--	--

	Hedge to three feet six inches (3'6")
--	---------------------------------------

Allowable behind line of front façade of house:

	Picket fence to six feet (6')
--	-------------------------------

	Hedge to six feet (6')
--	------------------------

	Chain link fence
--	------------------

Allowable in rear yard:

	All of the above
--	------------------

	Other privacy fence
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- Landscape patterns of large new developments should replicate key existing landscape patterns in surrounding existing neighborhoods. Where existing neighborhoods boast tree-lined streets, this pattern of trees should be continued, to the greatest extent feasible, using similar species and spacing along new streets.

IV: Commercial Area Redevelopment

While B Village is primarily a residential neighborhood, there are a number of commercial areas in B Village, particularly along West Broadway Avenue, North 6th Avenue, and East Randolph Road. As described in Section II, some of these commercial areas are the older, smaller-scale commercial buildings that served local residents at the time B Village was established. Much of the commercial space is newer, designed more for the automobile than the pedestrian, with larger post-1950 freestanding buildings set on larger lots with room for greenspace and parking.

A. "Main Street" buildings

Many communities around the country have managed to preserve their older commercial "Main Street" style areas, redeveloping them to suit modern needs. A similar redevelopment program for this small commercial area will attract pedestrians to this space and help breathe new life into this tiny area. While such a program would involve strategies across a number of disciplines, the visual aspect of the place will be a key component in a successful redevelopment.

Where B Village's old, smaller commercial buildings are still standing and in good condition, they should be renovated to be attractive and functional for businesses and offices. A large part of the charm of "downtown" spaces is the intimate scale they afford the pedestrian due to the size, design and proximity to the street of their buildings. The block of West Broadway Avenue just west of its intersection with North 6th Avenue retains older commercial buildings with an intimate, comfortable scale. With these older buildings set close to the street, people feel more comfortable walking along the sidewalk because they are not met with stark solid walls, but with large glass windows that were fashioned for people to gaze into. The first floors of these buildings are usually



Older “Main Street” style buildings along Broadway between 7th and 8th Avenues

differentiated from upper floors, serving to visually lower the façade to a more human level. Restoring these buildings and further enhancing the exterior with colorful awnings and signs that create a visual “ceiling” for passersby will begin to call people to walk through the area.

Where there are opportunities for commercial infill adjacent to these structures, new buildings should be constructed that mimic the human scale and traditional architecture of the buildings. Infill structures should pay close attention to the design of the building, ensuring that it is designed along the same principles of the older buildings. The first floor and second floor should align with adjacent buildings, and the store front should feature brick detailing



An improved “downtown” style area becomes a more visually appealing commercial center for B Village

rather than a barren brick wall. A cornice should cap the building's front and lintels over upper windows of traditional 2 to 1 proportion are appropriate to give new buildings a historic character.

Trees, lightposts and flower boxes placed along the sidewalk will further humanize the space, making it a more pleasant place to linger without feeling "lost" in an oversized setting. When placed on the outer edge of the sidewalk near the street, these landscape elements will create the sense of a "protective" barrier between the pedestrian and traffic.

B. Post-War Commercial Spaces

A number of larger free-standing commercial buildings found their way onto Broadway and North 6th Avenue in the decades following World War II. These structures often bear little relation to the older commercial spaces of the area, and many sit abruptly adjacent to both the older buildings and residential areas of the area. There are a number of ways property owners can mitigate this transition between scales and uses.

Filling the space between the contrasting building scales with thickly planted trees and shrubs will buffer the transition between large and small, commercial and residential structures. Where space is limited, attractive privacy fencing should be employed along with landscaping elements that can grow in small areas, such as vines and smaller shrubs.

Where larger commercial buildings are planned for future development, these constructions should attempt to replicate the scale of the existing "Main Street" style buildings by using materials and design styles that complement the older structures. Using creative design techniques, larger new buildings can start to maintain the visual scale of the older buildings without sacrificing the square footage needed for a modern use. Such creative design techniques may include:



A privacy fence and landscape gracefully buffer the transition between commercial and residential space.

- dividing a large façade into visually smaller units to reduce the monolithic nature of a building,
- situating new buildings close to the street to maintain a visual setback line. Parking lots for these larger retail businesses can be located at the side of buildings rather than at the front to allow room for bringing buildings closer to the setback set by the pre-World War II "Main Street" style commercial buildings,
- setting the front façade of a second or third floor farther back from the ground floor's front building line. This visually hides upper-level floors from sight at the sidewalk, and the resulting building does not visually loom over pedestrians on the sidewalk.

The developer may also consider whether a mixed-use development is appropriate for the site. Mixed-use development contains commercial, residential, cultural and other land uses integrated together in the project. Often the mixed-use occurs within the same building, with commercial uses on the ground level and residential units above. Where there are areas of transition between commercial and residential uses, mixed-use development can help soften the transition between areas of different, concentrated single uses.

APPENDIX 1

Below is a list of suggested plants for B Village homes and the Hopewell area. Note that this is not a comprehensive list of all trees, shrubs, groundcovers, vines and grasses that may be appropriate for the area. Your local nursery or extension office will have information to assist you in choosing the best landscape materials for your property's conditions.

PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE Size	Native	Sun or Shade?	FLOWER	
					Color	Season
TREES						
Pink Flowering Dogwood	Cornus florida rubra	Small to Medium	N		Pink	May
American Holly	Ilex opaca		N			
Scarlet Oak	Quercus coccinea	Large	N	Any		
Heritage Birch	Betula nigra ‘Heritage Birch’	Large	N	Sun		
Eastern Redbud	Cercis canadensis		N		Partial Shade to Shade	April
Flowering Dogwood	Cornus florida	Small to Medium	N	Partial Shade	White	May
American Sycamore	Platanus occidentalis	Large	N	Sun to Partial Shade		
Red Maple, Scarlet Male, Swamp Maple	Acer rubrum	Medium	N	Sun to Partial Shade		
Fringe Tree	Chionanthus virginicus	Small	N	Any	White	May-June
Thornless Honeylocust	Gleditsia triacanthos inermis	Medium to Large	N			May-June
American Hop-Hornbeam, Ironwood	Ostrya virginiana	Medium	N	Sun to Partial Shade		Dec-April
Black Cherry, Choke Cherry	Prunus serotina		N	Sun		
Boxelder, Ash-leafed Maple	Acer negundo	Medium to Large	N	Sun to Partial Shade		
American Hornbeam, Ironwood	Carpinus carolinana	Medium	N	Shade		
Hackberry, Common Hackberry	Celtis occidentalis	Large	N	Any		April-May
Eastern Cotton-Wood, Eastern Poplar	Populus deltooides	Large	N	Sun		
Bloodgood Japanese Maple	Acer palmatum ‘Bloodgood’	Small				
Kousa Dogwood	Cornus kousa	Small to Medium			White	June
Zelkova	Zelkova serrata					
Carolina Silverbell	Halesia carolina	Medium	N		White	April-May
Common Witch Hazel	Hamamelis virginiana	Small to Medium	N	Any	Yellow or Orange	Nov-Jan

Pin Oak, Swamp Oak, Spanish Oak	Quercus palustris	Large	N	Sun	
English Oak	Quercus robur	Large			
Red Oak	Quercus rubra	Large	N	Sun to Partial Shade	
Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	Large			
Star Magnolia	Magnolia stellata	Small			White
Basswood, American Basswood	Tilia americana	Large	N	Partial Shade	Pale Yellow
Little Leaf Linden	Tilia cordata	Medium to Large			Yellowish-white

SHRUBS

Super Red Flowering Quince	Chaenomeles speciosa 'Super Red'	Large	N	Sun	Red	April-May
Heather	Calluna vulgaris	Small	n	Sun to Partial Shade	Purplish-Pink	July-Sept
Variegated Redtwig Dogwood	Cornus stolonifera 'Variegated'	Large	N	Sun to Partial Shade	White	May-June
Inkberry	Ilex glabra	Small to Medium	N	Any	White	
Scarlet Firethorn	Pyracantha coccinea 'Lelandei'	Large	E	Sun to Partial Shade	Whitish	May-June
Rock Cotoneaster	Cotoneaster horizontalis	Small to Medium	C	Sun	Pink	May-June
Pinxterbloom Azalea	Rhododendron periclymenoides	Medium		Sun to shade	White-Violet	April-May
Hydrangea, Wild	Hydrangea arborescens			Partial Shade to Shade		
Common Winterberry	Ilex verticillata			Any		
Ninebark-Eastern	Physocarpus opulifolius			Sun to Partial Shade		
Dwarf Azalea	Rhododendron atlanticum			Partial Shade to Shade		
Steeple-Bush	Spiraea tomentosa			Sun		
Virginia Meadow-Sweet	Spiraea virginiana					
Swamp Azalea,	Rhododendron viscosum	Medium to Small		Sun to Partial Shade	White (pink)	May-June
Edward Goucher Glossy Abelia	Abelia grandiflora 'Edward Goucher'	Medium		Sun to Partial Shade	White	July-Frost
Aurea Japanese Barberry	Berberis thunbergii 'Aurea'	Small		Sun		
Crimson Pygmy Japanese Barberry	Berberis thunbergii 'Crimson Pygmy'	Small		Sun to Partial Shade		
Butterfly Bush	Buddleia davidii	Medium		Sun to Partial Shade	Lilac w Orange	July-Frost
Flowering Dogwood	Cornus florida					
Harry Lauder's Walking Stick	Corylus avellana 'Contorta'	Large		Sun to Partial Shade		
Dwarf Winged Euonymus	Euonymus alata compacta	Medium		Sun to Partial Shade		
American Strawberry-Bush	Euonymus americanus	Medium to Large				
Lynwood Gold Forsythia	Forsythia intermedia 'Lynwood'	Medium to Large				
Dwarf Fothergilla, Dwarf Witch-alder	Fothergilla gardenii	Medium to Small		Sun	Yellow	April
Sunrose	Helianthemum nummularium	Very Small		Partial Shade	White	April-May
				Sun	Yellow-orange-red	May-July

Hydrangea, Panicle	Hydrangea paniculata				
Dense St. John's Wort	Hypericum densiflorum				
Sarvis Holly	Ilex amelanchier				
Deciduous Holly	Ilex decidua				
Yaupon	Ilex vomitoria				
Blue Prince Holly	Ilex x meserveae 'Blue Prince'				
Winter Jasmine	Jasminum nudiflorum				
Drooping Leucothoe	Leucothoe fantaniana				
Winter Honeysuckle	Lonicera fragrantissima				
Rem Red Amur Honeysuckle	Loniceraaackii 'Red Rem'				
Flame Azalea	Rhododendron calendulaceum				
Pasture Rose	Rosa carolina				
Broad-Leaf Meadow-Sweet	Spiraea latifolia				
Willow-Leaf Meadow-Sweet	Spiraea salicifolia				
Anthony Waterer Spirea	Spiraea bumalda 'Anthony Waterer'				
Goldflame Spirea	Spiraea bumalda 'Goldflame'				
Nan Houtte Spirea	Spiraea x 'Van Houttei'				
French Lilac	Syringa vulgaris 'President Grevy'				
Weigela	Weigela florida				

VINES & GROUNDCOVERS

Teaberry, Wintergreen	Gaultheria procumbens				
Kinnikinnick, Bearberry, Sandberry, Mountain Box	Arctostaphylos uva-ursi 'Point Reyes'				
Trumpet Vine, Trumpet Creeper	Campsis radicans				
Ajuga	Ajuga reptans				
Bronze Beauty Bugle Weed	Ajuga reptans 'Bronze Beauty'				
Burgundy Glow Bugle Weed	Ajuga reptans 'Burgundy Glow'				
Montana Sandwort	Arenaria montana				
Rock Cress	Aubrieta deltoidea				
Crossvine	Bignonia capreolata				
Leather Flower, Vasevine	Clematis viorna				
Virgin's Bower	Clematis virginiana				
Bearberry Cotoneaster	Cotoneaster dammeri				
Ice Plant	Delosperma cooperi				

Purple Wintercreeper Euonymus	Euonymus fortunei 'Colorata'	Small	Sun	purple-white	June-Sept.
Partridge-Berry, Twinberry, Squawberry	Mitchella repens				
Creeping Thyme	Thymus praecox arcticus	Small	Sun to Partial Shade		
Atlantic Wisteria, American Wisteria	Wisteria frutescens		Sun to Partial Shade		

ORNAMENTAL GRASSES

Bulbous Oat Grass	Arrhenatherum elatius bulbosum	Small	Sun to Partial Shade		
Giant Reed	Arundo donax	Large	Sun		
Rattlesnake Grass	Briza maxima	Small to Medium	Sun		
Feather Reed Grass	Calamagrostis acutifolia 'Stricta'	Medium	Sun		
Sea Oats, Bamboo Grass	Chasmanthium latifolium	Medium	Sun to Partial Shade		
Tufted Hair Grass	Deschampsia caespitosa (caespitosa)	Small to Medium	Sun to Partial Shade		
Blue Lyme Grass	Elymus arenarius "Glaucus"	Small to Medium	Sun to Partial Shade		
Canyon Prince Lyme Grass	Elymus condensatus 'Canyon Prince'	Small to Medium	Sun to Partial Shade		
Blue Sheep Fescue	Festuca ovina 'Glauca'	Small	Sun to Partial Shade		
Hakone Grass	Hakonechloa	Small			
Blue Oat Grass	Helictotrichon	Medium			
Japanese Blood Grass	Imperata cylindrica	Small to Medium	Light Shade		
Bowles' Golden Grass	Milium effusum	Medium	Any		
Maidenhair Grass	Miscanthus sinensis	Medium to Large			
Black Mondo Grass	Ophiopogon planiscapus 'Ebony Knight'	Small			
Rotstrahlbusch Switch Grass	Panicum virgatum var. 'Rotstrahlbusch'				
Fountain Grass	Pennisetum alopecuroides	Medium	Sun to Partial Shade		
Ribbon Grass	Phalaris arundinacea	Small to Medium			